051.0	0002	0005.0	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 565,500 / 565,500
					USE VALUE: 565,500 / 565,500
					ASSESSED: 565,500 / 565,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MILL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ADAMIAN CONSTRUCTION &
Owner 2:	DEVELOPMENT CORPN
Owner 3:	
Street 1:	29 MILL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2,640 Sq. Ft. of land mainly classified as Office with a Office Building built about 1940, having primarily Clapboard Exterior and 1113 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	2640.000	162,100	800	402,600	565,500
Total Card	0.061	162,100	800	402,600	565,500
Total Parcel	0.061	162,100	800	402,600	565,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.09 | /Parcel: 508.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 35410
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

!4262!

PREVIOUS ASSESSMENT

Parcel ID: 051.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	162,100	800	2,640.	396,000	558,900	558,900	Year End Roll	12/18/2019
2019	340	FV	155,400	900	2,640.	369,600	525,900	525,900	Year End Roll	1/3/2019
2018	340	FV	155,200	900	2,640.	330,000	486,100	486,100	Year End Roll	12/20/2017
2017	340	FV	155,200	900	2,640.	290,400	446,500	446,500	Year End Roll	1/3/2017
2016	340	FV	155,200	900	2,640.	217,800	373,900	373,900	Year End	1/4/2016
2015	340	FV	135,000	900	2,640.	118,800	254,700	254,700	Year End Roll	12/11/2014
2014	340	FV	135,000	900	2,640.	118,800	254,700	254,700	Year End Roll	12/16/2013
2013	340	FV	135,000	900	2,640.	118,800	254,700	254,700		12/13/2012

PRINT

Date	Time
12/10/20	19:18:26

LAST REV

Date	Time
10/05/18	09:17:29
apro	
4262	

USER DEFINED

Prior Id # 1:	35410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11321-355		4/28/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Meas/Inspect	PH	Patrick H
10/1/2018	MEAS&NOTICE	PH	Patrick H
3/19/2009	Meas/Inspect	197	PATRIOT
5/3/2000	Meas/Inspect	197	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		2640		Sq. Ft.	Site		0	30.5	5.00	CA									402,600						402,600	

Total AC/HA: 0.06061 | Total SF/SM: 2640 | Parcel LUC: 340 Office | Prime NB Desc: COMM AVG | Total: 402,600 | Spl Credit | Total: 402,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	71 - Office		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	EX - Excellent	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.97029907
Adj $ / SQ:	127.352
Other Features:	21640
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	209930
Depreciation:	47864
Depreciated Total:	162066

COMMENTS

ADAMIAN DEVELOPMENT.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2		HB	2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

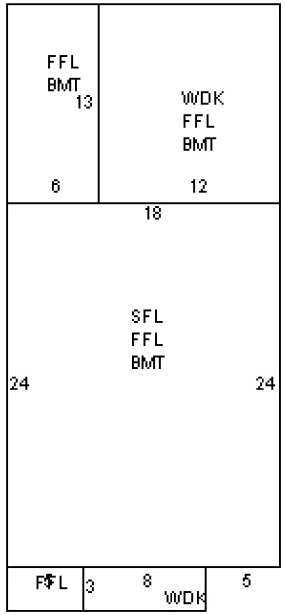
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.09
Special Features:	0	Val/Su Net:	82.75
Final Total:	162100	Val/Su SzAd	145.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	681	127.350	86,727
BMT	Basement	666	38.210	25,445
SFL	Second Floor	432	127.350	55,016
WDK	Deck	180	11.210	2,018

Net Sketched Area:	1,959			Total:	169,206
Size Ad	1113	Gross Are	1959	FinArea	1113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

051.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	300	A	AV	1980	4.00	T	31.2	340			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	

Total: 800